

When Do I Need a Permit?

The Purpose of A Permit

A Building permit gives you, your insurance company, your neighbors and the Town assurance that specific minimum standards are met in constructing, altering, or repairing your home by complying with the Building Code. These standards are based on well-established health, safety, and environmental considerations intended to protect the integrity of the buildings, safety of inhabitant, and the welfare of the public.

When Do You Need A Permit?

A permit is needed to change, replace, or remove walls, columns and beams. Changes to required exits or sources of natural light and ventilation (including windows) require a permit. No permit is needed for minor repairs or decorating. However, a permit is needed for new construction, major repairs, renovations, and demolitions, and for the installation of new boilers, furnaces, plumbing fixtures, garages, additions, porches, and decks.

You need a permit to do any of the following:

- Build mechanical, supply or exhaust ventilation system
- Build, replace, or enclose and heat a new or existing porch system
- Change from a single family to multiple family building
- Complete modernization or conversion
- Construction or alteration of plumbing systems
- Demolish any building
- Erect chimneys
- Alteration to source of required natural light and ventilation
- Finish rooms in the attic or basement
- Installation, replacement or extension of warm air furnaces in all building types
- Replace roof or siding
- Alteration or expansion of electrical system
- Add additions (upper floor, 1st floor expansion, greenhouse, etc.)
- Add a dormer
- Build an attached garage
- Build a carport
- Build or put up a shed over 200 square feet.
- Any pool deeper than 2 foot.